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**IN THE DISTRICT COURT IN AND FOR TULSA COUNTY, OKLAHOMA**

FEDERAL NATIONAL MORTGAGE ASSOCIATION,  
Plaintiff,

v.

CITYR GROUP AT VISTA SHADOW LLC,  
Defendant, and  
MICHAEL SABO,  
Defendant.

**No. CJ-2022-2895**

**(Civil relief more than \$10,000: FORECLOSURE)**

Filed: 09/20/2022

Judge: Civil Docket G

## PARTIES

CITYR GROUP AT VISTA SHADOW LLC, Defendant  
FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff  
SABO, MICHAEL, Defendant

## ATTORNEYS

### Attorney

Gillette, Alyssa M (Bar #33891)  
HALL, ESTELLE, HARDWICK, GABLE, GOLDEN &  
NELSON PC  
100 N BROADWAY  
SUITE 2900  
OKLAHOMA CITY, OK 73102

GREENOUGH, CHARLES (Bar #12311)  
MCAFEE & TAFT A PROFESSIONAL CORPORATION  
TWO WEST SECOND STREET  
SUITE 1100  
TULSA, OK 74103

Hines, Tami J (Bar #32014)  
320 South Boston Ave, Ste 200  
Tulsa, OK 74103

### Represented Parties

CITYR GROUP AT VISTA SHADOW LLC,

FEDERAL NATIONAL MORTGAGE ASSOCIATION,

CITYR GROUP AT VISTA SHADOW LLC,

<b>Attorney</b> IRBY, JERRICK (Bar #30876) HALL ESTILL HARDWICK GABLE GOLDEN & NELSON PC 320 S BOSTON AVE., SUITE 200 TULSA, OK 74103	<b>Represented Parties</b> CITYR GROUP AT VISTA SHADOW LLC,
MARCIANO, LAUREN M (Bar #32454) HALL ESTILL HARDWICK GABLE GOLDEN & NELSON PC 320 S BOSTON AVE SUITE 200 TULSA, OK 74103	CITYR GROUP AT VISTA SHADOW LLC,
SCAPERLANDA, CHRISTOPHER M (Bar #31703) 211 N ROBINSON MCAFEE & TAFT 8TH FLOOR 2 LEADERSHIP SQUARE OKLAHOMA CITY, OK 73102	FEDERAL NATIONAL MORTGAGE ASSOCIATION,

EVENTS

Event	Party	Docket	Reporter
Tuesday, November 8, 2022 at 9:30 AM HEARING ON PLAINTIFF'S MOTION TO APPOINT A RECEIVER - PF CHARLES GREENOUGH, CHRISTOPHER SCAPERLANDA; DF JERRICK IRBY, LAUREN MARCIANO, TAMI HINES		Civil Docket G	


ISSUES

For cases filed before 1/1/2000, ancillary issues may not appear except in the docket.

<b>Issue # 1.</b>	Issue: FORECLOSURE (FORE) Filed By: FEDERAL NATIONAL MORTGAGE ASSOCIATION Filed Date: 09/20/2022
<b>Party Name</b>	<b>Disposition Information</b>
<u>Defendant:</u> CITYR GROUP AT VISTA SHADOW LLC	
<u>Defendant:</u> SABO, MICHAEL	

DOCKET

Date	Code	Description	Party	Count	Amount
09-20-2022	[ TEXT ]	CIVIL RELIEF MORE THAN \$10,000 INITIAL FILING.		#1	
09-20-2022	[ FORE ]	FORECLOSURE			

<b>09-20-2022</b>	<b>[ DMFE ]</b>	\$ 7.00
	DISPUTE MEDIATION FEE	
<b>09-20-2022</b>	<b>[ PFE1 ]</b>	\$ 163.00
	PETITION	
	Document Available (#1053504550)  TIFF  PDF	
<b>09-20-2022</b>	<b>[ PFE7 ]</b>	\$ 6.00
	LAW LIBRARY FEE	
<b>09-20-2022</b>	<b>[ OCISR ]</b>	\$ 25.00
	OKLAHOMA COURT INFORMATION SYSTEM REVOLVING FUND	
<b>09-20-2022</b>	<b>[ OCJC ]</b>	\$ 1.55
	OKLAHOMA COUNCIL ON JUDICIAL COMPLAINTS REVOLVING FUND	
<b>09-20-2022</b>	<b>[ OCASA ]</b>	\$ 5.00
	OKLAHOMA COURT APPOINTED SPECIAL ADVOCATES	
<b>09-20-2022</b>	<b>[ SSFCHSCPC ]</b>	\$ 10.00
	SHERIFF'S SERVICE FEE FOR COURTHOUSE SECURITY PER BOARD OF COUNTY COMMISSIONER	
<b>09-20-2022</b>	<b>[ CCADMINCSF ]</b>	\$ 1.00
	COURT CLERK ADMINISTRATIVE FEE ON COURTHOUSE SECURITY PER BOARD OF COUNTY COMMISSIONER	
<b>09-20-2022</b>	<b>[ CCADMIN0155 ]</b>	\$ 0.16
	COURT CLERK ADMINISTRATIVE FEE ON \$1.55 COLLECTION	
<b>09-20-2022</b>	<b>[ SJFIS ]</b>	\$ 0.45
	STATE JUDICIAL REVOLVING FUND - INTERPRETER AND TRANSLATOR SERVICES	
<b>09-20-2022</b>	<b>[ DCADMIN155 ]</b>	\$ 0.23
	DISTRICT COURT ADMINISTRATIVE FEE ON \$1.55 COLLECTIONS	
<b>09-20-2022</b>	<b>[ DCADMIN05 ]</b>	\$ 0.75
	DISTRICT COURT ADMINISTRATIVE FEE ON \$5 COLLECTIONS	
<b>09-20-2022</b>	<b>[ DCADMINCSF ]</b>	\$ 1.50
	DISTRICT COURT ADMINISTRATIVE FEE ON COURTHOUSE SECURITY PER BOARD OF COUNTY COMMISSIONER	
<b>09-20-2022</b>	<b>[ CCRMPF ]</b>	\$ 10.00
	COURT CLERK'S RECORDS MANAGEMENT AND PRESERVATION FEE	
<b>09-20-2022</b>	<b>[ CCADMIN04 ]</b>	\$ 0.50
	COURT CLERK ADMINISTRATIVE FEE ON COLLECTIONS	
<b>09-20-2022</b>	<b>[ LTF ]</b>	\$ 10.00
	LENGTHY TRIAL FUND	
<b>09-20-2022</b>	<b>[ MO ]</b>	
	FEDERAL NATIONAL MORTGAGE ASSOCIATION 'S MOTION FOR APPOINTMENT OF A RECEIVER / A TO J	
	Document Available (#1053500490)  TIFF  PDF	

09-20-2022 | CTFREE |

WALL, CAROLINE: ORDER SETTING HEARING ENTERED; PLAINTIFF'S MOTION FOR APPOINTMENT OF A RECEIVER IS SET FOR HEARING ON 10/18/22 AT 9:30 AM IN COURTROOM 706; TO REQUEST A DISTRICT COURT REPORTER, CONTINGENT UPON AVAILABILITY, CALL BRENDA EL HASSAN (918) 596-5391; PLAINTIFF'S COUNSEL SHALL FILE AND SERVE ORDER.

09-20-2022 | EAA | FEDERAL NATIONAL MORTGAGE ASSOCIATION 

ENTRY OF APPEARANCE CHRISTOPHER M SCAPER LANDA ENTERING AS COUNSEL  
Document Available (#1053500489)  TIFF  PDF

09-20-2022 | SMF | \$ 20.00  
SUMMONS FEE

09-20-2022 | OSH |  
ORDER SETTING HEARING / SET ON 10-18-22 @ 9:30 AM IN COURTROOM 706  
Document Available (#1053506644)  TIFF  PDF

09-20-2022 | TEXT |  
OCIS HAS AUTOMATICALLY ASSIGNED JUDGE CIVIL DOCKET G TO THIS CASE.

09-20-2022 | ADJUST | \$ 6.06  
ADJUSTING ENTRY: MONIES DUE TO AC09-CARD ALLOCATION

09-20-2022 | ACCOUNT |  
ADJUSTING ENTRY: MONIES DUE TO THE FOLLOWING AGENCIES REDUCED BY THE FOLLOWING AMOUNTS:  
CJ-2022-2895: AC89 COURT CLERK'S RECORDS MANAGEMENT AND PRESERVATION FEE -\$0.25  
CJ-2022-2895: AC88 SHERIFF'S SERVICE FEE FOR COURT HOUSE SECURITY -\$0.25  
CJ-2022-2895: AC81 LENGTHY TRIAL FUND -\$0.25  
CJ-2022-2895: AC79 OCIS REVOLVING FUND -\$0.63  
CJ-2022-2895: AC67 DISTRICT COURT REVOLVING FUND -\$0.07  
CJ-2022-2895: AC65 STATE JUDICIAL REVOLVING FUND, INTERPRETER SVCS -\$0.02  
CJ-2022-2895: AC64 DISPUTE MEDIATION FEES CIVIL ONLY -\$0.18  
CJ-2022-2895: AC59 COUNCIL ON JUDICIAL COMPLAINTS REVOLVING FUND -\$0.04  
CJ-2022-2895: AC58 OKLAHOMA COURT APPOINTED SPECIAL ADVOCATES -\$0.13  
CJ-2022-2895: AC31 COURT CLERK REVOLVING FUND -\$0.05  
CJ-2022-2895: AC23 LAW LIBRARY FEE CIVIL AND CRIMINAL -\$0.15  
CJ-2022-2895: AC01 CLERK FEES -\$4.04

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**09-20-2022 | ACCOUNT |**

RECEIPT # 2022-4404720 ON 09/20/2022.

PAYOR: SCAPERLANDA/CHRISTOPHER TOTAL AMOUNT PAID: \$ 242.14.

LINE ITEMS:

CJ-2022-2895: \$158.96 ON AC01 CLERK FEES.

CJ-2022-2895: \$6.06 ON AC09 CARD ALLOCATIONS.

CJ-2022-2895: \$5.85 ON AC23 LAW LIBRARY FEE CIVIL AND CRIMINAL.

CJ-2022-2895: \$1.61 ON AC31 COURT CLERK REVOLVING FUND.

CJ-2022-2895: \$4.87 ON AC58 OKLAHOMA COURT APPOINTED SPECIAL ADVOCATES.

CJ-2022-2895: \$1.51 ON AC59 COUNCIL ON JUDICIAL COMPLAINTS REVOLVING FUND.

CJ-2022-2895: \$6.82 ON AC64 DISPUTE MEDIATION FEES CIVIL ONLY.

CJ-2022-2895: \$0.43 ON AC65 STATE JUDICIAL REVOLVING FUND, INTERPRETER SVCS.

CJ-2022-2895: \$2.41 ON AC67 DISTRICT COURT REVOLVING FUND.

CJ-2022-2895: \$24.37 ON AC79 OCIS REVOLVING FUND.

CJ-2022-2895: \$9.75 ON AC81 LENGTHY TRIAL FUND.

CJ-2022-2895: \$9.75 ON AC88 SHERIFF'S SERVICE FEE FOR COURT HOUSE SECURITY.

CJ-2022-2895: \$9.75 ON AC89 COURT CLERK'S RECORDS MANAGEMENT AND PRESERVATION FEE.

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**09-20-2022 | ACCOUNT |**

RECEIPT # 2022-4404949 ON 09/20/2022.

PAYOR: MCAFEE & TAFT TOTAL AMOUNT PAID: \$ 20.00.

LINE ITEMS:



CJ-2022-2895: \$20.00 ON AC01 CLERK FEES.

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**10-11-2022 | EAA |**

FEDERAL NATIONAL MORTGAGE ASSOCIATION 



ENTRY OF APPEARANCE / CHARLES GREENOUGH ENTERING AS COUNSEL /

Document Available (#1053608259)  TIFF  PDF

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**10-12-2022 | RET |**



RETURN OF SERVICE BY CERTIFIED MAIL

Document Available (#1053608292)  TIFF  PDF

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**10-13-2022 | APLI |**



CITYR GROUP AT VISTA SHAWOW LLC'S OPPOSED APPLICATION AND SUPPORTING BRIEF TO CONTINUE HEARING ON MOTION TO APPOINT A RECEIVER / CERTIFICATE OF SERVICE

Document Available (#1053608604)  TIFF  PDF

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**10-14-2022 | MO |**

CITYR GROUP A T VISTA SHADOW LLC'S COMBINED AGREED MTION BOTH TO CONTINUE THE HEARING ON PALINTIFF'S MOTION TO APPOINT A RECEIVER AND FOR EXTENSION OF TIME IN WHICH CITYR GROUP AT VISTA SHADOW LLC MAY FILE A RESPONSE TO THE SAME AND BRIEFIN SUPPORT / CERTIFICATE OF SERVICE



Document Available (#1053761017)  TIFF  PDF

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**10-14-2022 | EAA |**

CITYR GROUP AT VISTA SHADOW LLC 

ENTRY OF APPEARANCE AND RESERVATION OF TIME / JERRICK L IRBY, TAMIK J HIMES AND LAUREN M MARCIANO ENTERING AS COUNSEL / CERTIFICATE OF SERVICE

Document Available (#1053761013)  TIFF  PDF

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**10-17-2022 [CTFREE]**

WALL, CAROLINE: HEARING ON MOTION FOR APPOINTMENT OF A RECEIVER SET 10/18/22 AT 9:30 AM IS STRICKEN TO BE RESET; ADDITIONALLY, DEFENDANT CITYR IS GRANTED TIME EXTENSION TO 10/27/22 TO RESPOND TO THE RECEIVER MOTION.

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**10-17-2022 [CTFREE]**

WALL, CAROLINE: ORDER ENTERED; PLAINTIFF'S MOTION TO APPOINT A RECEIVER IS SET FOR EVIDENTIARY HEARING ON 11/8/22 AT 9:30 AM IN COURTROOM 706; SEE ORDER FOR COURT REPORTER AND/OR REMOTE HEARING INSTRUCTIONS; DEFENDANT CITYR SHALL FILE IT'S RESPONSE TO PLAINTIFF'S MOTION TO APPOINT A RECEIVER ON OR BEFORE 10/27/22. (((ORDER PLACED IN JUDGE'S OUTBOX TO BE PICKED UP FOR FILING)))

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**10-17-2022 [O]**

ORDER / PLAINTIFF'S MOTION TO POINT A RECEIVER IS SET ON 11-8-22 @ 9:30 AM IN CORUTROOM 706



Document Available (#1053761184)  TIFF  PDF

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**10-27-2022 [A]**

CITYR GROUP AT VISTA SHADOW LLC 

DEFENDANT CITYR GROUP A T VISTA SHADOW LLC'S ANSWER / CERTIFICATE OF SERVICE



Document Available (#1053765655)  TIFF  PDF

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**10-27-2022 [RESP]**

CITYR GROUP AT VISTA SHADOW LLC 



DEFENDANT CITYR GROUP AT VISTA SHADOW LLC'S RESPONSE TO PLAINTIFF'S MOTION FOR APPOINTMENT OF A RECEIVER AND BRIEF IN SUPPORT / CERTIFICATE OF SERVICE

Document Available (#1053765651)  TIFF  PDF

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**11-01-2022 [APLI]**

PLAINTIFF'S UNOPPOSED APPLICATION FOR LEAVE TO FILE REPLY BRIEF IN SUPPORT OF THEIR MOTION FOR APPOINTMENT OF A RECEIVER / C TO J / CERTIFICATE OF MAILING

Document Available (#1053765945)  TIFF  PDF

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**11-02-2022 [CTFREE]**



WALL, CAROLINE: ORDER GRANTING PLAINTIFF'S UNOPPOSED APPLICATION FOR LEAVE TO FILE REPLY BRIEF IN SUPPORT OF THEIR MOTION FOR APPOINTMENT OF A RECEIVER SIGNED; PLAINTIFF MAY FILE THEIR REPLY NOT EXCEEDING 5 PAGES. (((ORDER PLACED IN JUDGE'S OUTBOX TO BE PICKED UP FOR FILING)))

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**11-02-2022 [LT]**

SABO, MICHAEL 



LETTER OF LOST SUMMONS / MICHAEL SABO

Document Available (#1053762245)  TIFF  PDF

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**11-03-2022 [O]**

ORDER GRANTING PLAINTIFF'S UNOPPOSED APPLICATION FOR LEAVE TO FILE REPLY BRIEF IN SUPPORT OF THEIR MOTION FOR APPOINTMENT OF A RECEIVER

Document Available (#1053762324)  TIFF  PDF

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**11-04-2022 [R]**

FEDERAL NATIONAL MORTGAGE ASSOCIATION'S REPLY IN SUPPORT OF ITS MOTION FOR APPOINTMENT OF A RECEIVER / A TO J / CERTIFICATE OF SERVICE

Document Unavailable (#1053766239)